

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: right;">No. 25</div> TO LEASE NO. GS-11B-70315	DATE AUG 15 2007															
ADDRESS OF PREMISES Judiciary Center 555 4th Street, NW Washington, DC 20001-0000																	
THIS AGREEMENT, made and entered into this date by and between 555 Fourth Street Associates whose address is: 555 Fourth Street Associates Woodmark Real Estate Services, Inc. Suite 1200 Washington, DC 20001-2733 GS-11B-70315																	
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:																	
WHEREAS, the parties hereto desire to amend the above Lease.																	
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:																	
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.																	
<table style="width: 100%;"><tr><td style="width: 40%;">COMPARISON YEAR</td><td style="width: 20%;">2006</td><td style="width: 40%;">\$ 1,966,189.25</td></tr><tr><td>BASE YEAR</td><td>1998</td><td>\$ 1,354,886.00</td></tr><tr><td>INCREASE</td><td></td><td>611,303.25</td></tr><tr><td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td><td></td><td>100.00%</td></tr><tr><td>TAX INCREASE DUE LESSOR</td><td></td><td>\$ 611,303.25</td></tr></table>			COMPARISON YEAR	2006	\$ 1,966,189.25	BASE YEAR	1998	\$ 1,354,886.00	INCREASE		611,303.25	PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%	TAX INCREASE DUE LESSOR		\$ 611,303.25
COMPARISON YEAR	2006	\$ 1,966,189.25															
BASE YEAR	1998	\$ 1,354,886.00															
INCREASE		611,303.25															
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%															
TAX INCREASE DUE LESSOR		\$ 611,303.25															
The Lessor is entitled to a one-time payment in the amount of \$ 611,303.25 payable in arrears. The annual D.C. Real Estate Taxes are processed separately.																	
Check shall be payable to: 555 FOURTH STREET ASSOCIATES SUMITOMO BANK LTD. ACCT: (b) (4) 555 4TH STREET, NW ONE WORLD TRADE CENTER, SUITE 9549 NEW YORK-MANHATTAN, NY 10048-0000																	
All other terms and conditions of the lease shall remain in force and effect.																	
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.																	
LESSOR: 555 Fourth Street Associates																	
BY _____ (Signature) _____ (Title)																	
IN THE PRESENCE OF																	
_____ (Signature) _____ (Address)																	
UNITED STATES OF AMERICA (b) (6)																	
BY _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, CBD (Official Title)																	

**GENERAL SERVICES ADMINISTRATION - NATIONAL CAPITAL REGION
PUBLIC BUILDINGS SERVICE - DC SERVICES DIVISION
CERTIFICATION OF AVAILABILITY OF BUDGET ACTIVITY 53 FUNDS**

Specialist Name:	BWINTERS	Certificati	DCSC07-485
Program Analyst:	JHICKS	Comments:	

LEASING INFORMATION

Building Name & Address:		Action:	2006 RET
JUDICIARY CENTER		Lease Project Number	
555 4TH STREET		OA Agreement No.	
WASHINGTON, DC		SLA NO:	25
		Award Date:	
Delegated: No		Lease Eff date:	01/01/98
		Lease Exp Date:	12/31/07
		Effective Rent Start:	08/01/07
Location Code #:	DC0321		
Lease #:	LDC70315	From:	
Prior Lease #:		To:	
		PARKING SPACES	
RWA/IBAA No.		New Total Rentable SF	345,776
Effective Date:	-	Current Total Rental SF	345,776
Amount:	\$	Change In SF	
		Rentable Rate/sf	
		New Annual Rent	\$ 11,386,187.15000
		Current Annual Rent:	\$ 11,386,187.15000
		Change In Rent:	\$ -

PAY AGAINST

PY ACTIONS		\$	-
PDN LY/LU #			
LIQUIDATE (P/F)	FULLY		
AMOUNT ACCRUED		0.00	
AMOUNT OF ACTION	\$	-	
PY CATCHUP AMT			
TOTAL LEFT ON ACT #		0.00000	
CY ACT NUMBER			
LIQUIDATE (P/F)	FULLY		
AMOUNT ACCRUED	\$	-	
AMOUNT OF A/I	\$	-	
PY CATCHUP AMOUNT	\$	-	
TOTAL ON ACT #	\$	-	
PRIOR YEAR COST	\$	-	
		0.00	
CURRENT YEAR COST	\$	-	
TOTAL CATCHUP COST		-	
COST TO EOY	\$	-	
TOTAL CURRENT YEAR COST	\$	-	
TOTAL COST THIS FY	\$	611,303.25000	

CY ACTIONS		2006 RET	
AMOUNT OF ACTION	\$		-
CATCHUP EFF.	\$		-
TOTAL AGAINST ACT #	\$		-
LUMP SUM	\$		-
BID TAX			
DEBIT TO THE GOVERNMENT	\$		-
CREDIT TO THE GOVERNMENT			
TOTAL	\$		-
RET TAX			
DEBIT TO THE GOVERNMENT	\$		611,303.25000
CREDIT TO THE GOVERNMENT	\$		-
TOTAL	\$		611,303.25000

		\$611,303.25000
--	--	-----------------

Comments:

Rae Palmer

8/20/07

PROGRAM ANALYST
DC SERVICES CENTER

COMPUTATION TAX WORKSHEET
2006 TAXES

ANALYST:	Judy Hicks	
SPECIALIST:	Ben Winters	
Lease No.:	GS-11B-70315	LDC70315
Location Code:	DC0321	
SLA NO.:	25	
Footage:	345,776	
Effective date:	July 27, 2007	

Building Information	
Building Name:	JUDICIARY CENTER
Building Address:	555 4TH STREET, NW
City/State/Zip	Washington, DC 20001-2733
Lease No.:	GS-11B-70315

Lessor Information	
Name:	555 FOURTH STREET ASSOCIATES
Address (C/O):	WOODMARK REAL ESTATE SERVICES, INC.
Address (C/O):	SUITE 1200
Street Address:	555 4TH STREET, NW
City/State/Zip:	WASHINGTON, DC 2001-0000

Payee Information (note: make sure this information = R620)	
Name:	555 FOURTH STREET ASSOCIATES
Address (C/O):	SUMITOMO BANK LTD. ACCT: 153-088
Address (C/O):	ONE WORLD TRADE CENTER, SUITE 9549
Street Address:	555 4TH STREET, NW
City/State/Zip:	NEW YORK-MANHATTAN, NY 10048-0000

SQUARE AREA: 345,776

BASE CALENDAR YEAR:		1998
COMPARISON YEAR:		2006
CURRENT INFORMATION		
GROSS ANNUAL RENTAL	\$ 11,386,187.15	\$ 11,386,187.15
OPERATING RENT (LESSOR'S SERVICES)		\$ 1,187,807.15
NET ANNUAL RENTAL		\$ 10,198,380.00
COMPUTATION		
Portion of Tax Year	Tax Year	Annual Amount Appearing on face of Tax Bill
1st Half	2006	\$ 1,914,324.50
2nd Half	2006	\$ 957,162.25
1st Half	2007	\$ 2,121,783.50
TOTAL CURRENT YEAR	2006	\$ 1,966,189.25
TOTAL BASE YEAR	1998	\$ 1,354,886.00
Increase/Debit due Lessor or (Decrease/Credit due Government):		611,303.25
Percent of Gov. Occupancy		100.00%
Government Share		\$ 611,303.25
Amount Owed for Current Year		\$ 611,303.25
Program Analyst		

CHECKED BY

TITLE

0001976



Natwar M. Gandhi - Chief Financial Officer
 Sherryl Hobbs Newman - Deputy Chief Financial Officer
 Government of the District of Columbia

REAL PROPERTY TAX BILL

Office of Tax and Revenue
 P.O. Box 98095 - Washington, DC 20000-8095

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	103,477,000	1.85	1,914,324.50

Notice Number: 3197465060301

#13YNQJCXZ
 #0531 0000 0036 RPT##
 555 FOURTH STREET ASSOCIATES

Amount Enclosed:

\$

For Official Use Only:

Attn: C/O WOODMARK REAL ESTATE SV
 1025 THOMAS JEFFERSON ST NW
 WASHINGTON, DC 20007-5201

PAYMENT DUE BY: Mar 31, 2006	AMOUNT DUE: 957,162.25
------------------------------	------------------------

5 0531 0036 061480875 0095716225

-----PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT-----

Tax Year 2006 is October 1, 2005 thru September 30, 2006 Class 002

Notice Number: 3197465060301

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	103,477,000	1.85	1,914,324.50
DESCRIPTION			TAX	PENALTY	INTEREST	PAYMENT	TOTAL
2006 First Half			957,162.25				957,162.25
Total							957,162.25

1st
 1st Half
 2006 RET

Additional Information

TO PAY YOUR TAX IN PERSON, YOU MUST PAY YOUR TAX BILL AT ANY WACHOVIA BANK IN WASHINGTON, DC.
 40% OF YOUR TAX YEAR 2006 REAL PROPERTY TAX IS USED TO PAY THE GENERAL OBLIGATION BONDS DEBT SERVICE REQUIREMENT.

Check # 62955
 Date Entered 3/7/06
 MAR 07 2006
 Approvals: 3/7/06

1st Half 10/1/05
 930/02
 Vendor name City of DC
 Property code 8090 95716225

TAXPAYER'S RECORD

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IT-177 (REV. 12/04)

Payment Due By:	Mar 31, 2006	Amount Due:	957,162.25
Payment Due By:	Apr 30, 2006	Amount Due:	1,067,235.91
Payment Due By:	May 30, 2006	Amount Due:	1,081,593.35

★★★ Natwar M. Gandhi - Chief Financial Officer
 Sherryl Hobbs Newman - Deputy Chief Financial Officer
 Government of the District of Columbia

REAL PROPERTY TAX BILL

Office of Tax and Revenue
 P.O. Box 98095 • Washington, DC 20090-8095

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	103,477,000	1.85	1,914,324.50

Notice Number: 3553846060816

#BYNQJCZ

#0531 0000 0036 RPT4#

555 FOURTH STREET ASSOCIATES
 Attn: C/O WOODMARK REAL ESTATE SV
 1025 THOMAS JEFFERSON ST NW
 WASHINGTON, DC 20007-5201

Amount Enclosed:

\$

For Official Use Only:

PAYMENT DUE BY: Sep 15, 2006	AMOUNT DUE: 957,162.25
------------------------------	------------------------

1 0531 0036 062024938 0095716225

-----PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT-----

Notice Number: 3553846060816

Tax Year 2006 is October 1, 2005 thru September 30, 2006 Class 002

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	103,477,000	1.85	1,914,324.50
DESCRIPTION			TAX	PENALTY	INTEREST	PAYMENT	TOTAL
2006 Second Half			957,162.25				957,162.25
<div style="border: 1px solid black; padding: 5px;"> <p>Check Date <u>9/12/06</u> Date Entered <u>9/12/06</u> Date Received <u>SEP 01 2006</u> Check #: <u>7231</u> Approvals: <u>[Signature]</u></p> </div>			Description: <u>0531/0036 2nd half 10/1/05 - 9/30/06</u> Vendor code <u>actax</u> AUG 18 2006 Approval: <u>[Signature]</u> Property code <u>101</u> Account code <u>957,162.25</u> 2nd Half 2006				
Total							957,162.25

Additional Information

TO PAY YOUR TAX IN PERSON, YOU MUST PAY YOUR TAX BILL AT ANY WACHOVIA BANK IN WASHINGTON, DC.

40% OF YOUR TAX YEAR 2006 REAL PROPERTY TAX IS USED TO PAY THE GENERAL OBLIGATION BONDS DEBT SERVICE REQUIREMENT.

TAXPAYER'S RECORD

REVERSE SIDE FOR IMPORTANT INFORMATION

Payment Due By:	Sep 15, 2006	Amount Due:	957,162.25
Payment Due By:	Oct 15, 2006	Amount Due:	1,067,235.91
Payment Due By:	Nov 14, 2006	Amount Due:	1,081,502.25

0001621



Natwar M. Gandhi – Chief Financial Officer
 Sherryl Hobbs Newman – Deputy Chief Financial Officer
 Government of the District of Columbia

COPY

REAL PROPERTY TAX BILL

Office of Tax and Revenue
 P.O. Box 98095 • Washington, DC 20090-8095

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	114,691,000	1.85	2,121,783.50

Notice Number: 4579988070328

#BYNQJCZ

#0531 0000 0036 RPT4#

555 FOURTH STREET ASSOCIATES

Attn: C/O WOODMARK REAL ESTATE SV
 1025 THOMAS JEFFERSON ST NW
 WASHINGTON, DC 20007-5201

Amount Enclosed:

\$, , .

For Official Use Only:

PAYMENT DUE BY: Apr 27, 2007 AMOUNT DUE: 1,060,891.75

5 0531 0036 071168658 0106089175

-----PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT-----

Tax Year 2007 is October 1, 2006 thru September 30, 2007 Class 002

Notice Number: 4579988070328

Square	Suffix	Lot	Property Address	Mrtg. No.	Assessment	Tax Rate/\$100	Annual Tax
0531		0036	0555 4TH ST NW	0	114,691,000	1.85	2,121,783.50
DESCRIPTION			TAX	PENALTY	INTEREST	PAYMENT	TOTAL
2007 First Half			1,060,891.75				1,060,891.75
Total							1,060,891.7

Additional Information

TO PAY YOUR TAX IN PERSON, YOU MUST PAY YOUR TAX BILL AT ANY WACHOVIA BANK IN WASHINGTON, DC.

40% OF YOUR TAX YEAR 2007 REAL PROPERTY TAX IS USED TO PAY THE GENERAL OBLIGATION BONDS DEBT SERVICE REQUIREMENT.

TAXPAYER'S RECORD

REVERSE SIDE FOR IMPORTANT INFORMATION

Payment Due By:	Apr 27, 2007	Amount Due:	1,060,891.
Payment Due By:	May 27, 2007	Amount Due:	1,198,807.



AUG 25 2006

GSA National Capital Region

555 FOURTH STREET ASSOCIATES
WOODMARK REAL ESTATE SERVICES, INC.
555 4TH STREET, NW
SUITE 1200
WASHINGTON, DC 20001-0000
GS-11B-70315

Re: LDC70315
DC0321

Dear Sir:

Enclosed, please find one copy of Supplemental Lease Agreement No. 25 which provides for real estate tax escalation for Government-leased space located in the above building.

In accordance with the basic lease agreement, the Government has executed the enclosed SLA which reflects a lump sum to be paid with your next monthly rent check. Because the annual Real Estate taxes represent a separate assessment and agreement, they are processed separately. Please retain this copy for your files.

Should you have any questions concerning this matter, please contact Judy Hicks on (202) 205-9746.

Sincerely,

A handwritten signature in black ink, appearing to be "B. D. H.", is written over a horizontal line.

Contracting Officer
D.C. Service Center, GSA, NCR, PBS

Enclosure